

CITY OF GLENDALE
5909 North Milwaukee River Parkway
Glendale, Wisconsin 53209

This meeting is in person, but will be broadcast over Zoom to accommodate residents with COVID concerns.

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AGENDA—COMMON COUNCIL MEETING

Monday, August 8, 2022

6:00 p.m.

Richard E. Maslowski Community Park
David Hobbs Honda for the People Community Room
2200 West Bender Road, Glendale, WI.

1. **Public Comment.** Glendale residents, business owners and property owners are invited to speak to the Council on items that are not on the agenda and are within the City's ability to regulate or control.
2. **Consent Agenda:**
 - a) Adoption of Minutes: Meeting held on July 25, 2022.
 - b) Approval: Accounts Payable.
 - c) Denial of Claim – Va’Na Barki
3. **New Business:** (The public may speak to the Council prior to the beginning of deliberations on these items, provided they have notified their respective Alderperson or the Mayor in advance of this meeting).
 - a) **Presentation:** 2020 Financial Audit
 - b) **Consideration and Approval:** Budget Timeline
 - c) **Discussion:** Improvements at Maslowski Park
 - d) **Ordinance:** Amending Schedule E of Title 10, Chapter 15 of the Glendale Code Pertaining to Yield Intersection
 - e) Discussion and possible action on a development agreement amendment for **Elite Fitness**, 2001 W Good Hope Road, S-1 Special (Institutional) District, Tax Key Number 125-9970-000.
 - f) Consideration and discussion regarding a minor amendment to a PD (Planned Development) District for the **Metropolitan Milwaukee Sewage District MMSD**, 100-300 W River Woods Parkway, PD Planned Development District, Tax Key Number 234-8015-006.
 - g) Consideration and discussion regarding a minor amendment to a PD (Planned Development) District for **Devo Properties / River Park Apartments** for architectural changes, 1616 W Bender, Tax Key Number 1619-974-000.

- h) Consideration on Possible Closed Session: Closed session pursuant to Wis. Stat. Sec. 19.85(1)(g), to confer with legal counsel who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is involved, more specifically, the cases of Moeckler v. Glendale, Eastern District Case Number 21-CV-537.

- 4. Commission, Committee, Board and Staff Reports: (This is an Opportunity for Council Members to Report on their Respective Committees, Commissions, Boards of which they serve as a Member and Administrator update.)

- 5. Adjournment.

Upon reasonable notice, efforts will be made to accommodate the needs of persons with disabilities.

2A-2C
8/8/2022

CONSENT AGENDA

- a) [Adoption of Minutes: Meeting held on July 25, 2022.](#)
- b) [Approval: Accounts Payable.](#)
- c) [Denial of Claim – Va’Na Barki.](#)

PRESENTATION:

2020 FINANCIAL AUDIT

- a) [Signed Final Report and Financial Statements](#)
- b) [Signed Governance Communication](#)
- c) [Signed Internal Control Communication](#)



SUBJECT: 2023 City Budget Preparation and Review Schedule

FROM: Karl Warwick, City Administrator

MEETING DATE: August 8, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

As you know, the Governor and Legislature adopted permanent tax levy limits allowing the City to increase its property tax levy each year by no more than the percentage of growth in equalized value from net new construction in the previous year. Absent any growth, the tax levy cannot be increased.

In addition to the tax levy limitations, the City can anticipate no increase in State revenue and no potential major increases in any existing revenue sources. Anticipated expenses include increases to fund the North Shore Fire 82 expansion project; plus the inflationary cost increases for items such as fuel, utilities, street salt, insurance and other consumer commodities, and the possible increases in employee fringe benefit costs.

RECOMMENDATION:

To allow City staff the necessary time to prepare the 2023 City budget, the following schedule is proposed:

- August - Department heads have completed their budget requests and submitted them to me.
- August/September - City Administrator and Staff prepare proposed 2023 budget for presentation to the Council on October 10, 2023
- October 10, 2022 - Council review of proposed budget.
- October 24, 2022 - Public Hearing on the 2023 City Budget.
- November 14, 2022 - Adoption of the 2023 City Budget.

Staff has been working, and will continue to work, on ways to present alternative options to the Council where such options might be available and fiscally within reason. Any suggestions that you may have regarding the 2023 City Budget would be appreciated.

ACTION REQUESTED:

For informational purposes only.

ATTACHMENTS:

1. N/A.



SUBJECT: Improvements at Maslowski Park

FROM: Karl Warwick, City Administrator

MEETING DATE: August 4, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	N/A

BACKGROUND/ANALYSIS:

Richard E Maslowski Park is a top recreation destination for residents of the City of Glendale using the playground, attending an event or attending a softball or baseball game. The park includes a concession stand with various food options and Sprecher soda and beer. With the sale of food/drinks not covering the operating expenses of the park, staff has been brainstorming on ideas to bring more people to the park and keeping them there longer. Below are two options staff is asking the City Council for their feedback.

Two Outdoor Televisions. This project would mount two televisions on both side of the entrance to the David Hobbs for the People Community Room. Staff has obtained partial fundraising to install both televisions, with soundbars. The City would be required to fund the television programming, which would only include sporting events. The 12-month cost for the DirectTV sport package is \$720 or \$60 per month. This cost does not include the NFL Sunday Ticket. It does not appear that we could discontinue the service during the winter. Only sporting events would play on the televisions.

The donors are as follows:

Hurt Electric	Perform electrical wiring for the televisions at no cost
Kummrow Automotive	\$1,000
Children's Football League	\$1,000

The cost of the televisions are as follows: *Outdoor Rated.

ITEM	EACH	TOTAL
Televisions (2)*	\$2,000	\$4,000
Television Mount*	\$100	\$200
Sound Bar*	\$1,000	\$2,000

The total in donations is \$2,000 plus the electrical work to mount two televisions on the outside of the David Hobbs for the People Community Room. The cost of the equipment is \$6,200, for a total out of pocket cost of \$4,200.

Two Natural Gas Fire Pits. This project would involve the installation of two natural gas fire pits, currently where the two small planters are located. The project would run natural gas lines from the building to the firepits, would install concrete in those areas, two natural gas fire pits, with Adirondack chairs around the firepits. The estimated cost of this project is \$25,000 for both. Below is an example of a natural gas firepit. Eight Adirondack chairs would cost \$600.





5909 North Milwaukee River Parkway
Glendale, WI 53209

RECOMMENDATION:

N/A

ACTION REQUESTED:

Hold a discussion on the installation of two possible enhancements at Masloski Park.

ATTACHMENTS



SUBJECT: Yield Signs at Intersection of W. Kenboern Drive and N. Longview Drive

FROM: Chief Ferguson

MEETING DATE: August 8, 2022

FISCAL SUMMARY:

Budget Summary:	
Budgeted Expenditure:	\$587.66
Budgeted Revenue:	

STATUTORY REFERENCE:

Wisconsin Statutes:	346.18(6)
Municipal Code:	10.1.15

BACKGROUND/ANALYSIS: Alderman Bailey has requested traffic control signs at the intersection of W. Kenboern Drive and N. Longview Drive. The intersection is currently uncontrolled, there have been no accidents at this location in recent years. Staff recommends that yield signs be placed on N. Longview at W. Kenboern for north/south traffic. The cost for the DPW to purchase 2 signs, posts and installation is \$587.66.

Signage is in conformance with 346.18(6) Wis. Stats and Glendale Ordinance 10.1.15. Sign locations would need to be included in Schedule E of Glendale Ordinance 10.1.15.

RECOMMENDATION: Recommend approval to install yield signs on N. Longview Drive at W. Kenboern Drive.

ACTION REQUESTED: Motion to approve installation of yield signs on N. Longview Drive at W. Kenboern Drive at a cost of \$587.66 and to add above sign location to Schedule E of Glendale Ordinance 10.1.15.

ATTACHMENTS:

1. [Ordinance](#)



City Council

SUBJECT: Discussion and possible action on a development agreement amendment for **Elite Fitness**, 2001 W Good Hope Road, S-1 Special (Institutional) District, Tax Key Number 125-9970-000.

FROM: John S. Fellows, AICP, Dir. of Community Development

MEETING DATE: August 4, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

Land Use:	Planned Commercial
Zoning:	S-1 Special (Institutional) District,
Target Investment Area:	NA

BACKGROUND/ANALYSIS:

Elite Sports Clubs plans to develop an outdoor paddle tennis facility at our location on Good Hope Road in Glendale, WI. Paddle tennis (also known as Platform Tennis) is a sport that is growing rapidly and is popular amongst some of the private golf/tennis clubs in the Milwaukee suburbs.

Paddle tennis courts are like miniature tennis courts (roughly 30 feet by 60 feet versus a tennis court that is roughly 70 feet by 120 feet of terrain) and enclosed on the sides and back by a wire fence which balls can be played off of. Paddle is played outdoors, predominantly during the winter months, and is almost exclusively doubles. Paddle courts themselves are made out of aluminum decking material with a sandpaper like finish to allow feet and balls to grip. Rain and melted snow pass between the aluminum deck boards like they do for most normal decks. The boards are heated by blowers when needed to dry the courts in the event of rain or snow.

They intend to level and grade a section of our lawn adjacent to our existing tennis courts so that the paddle courts will be at grade. They will then install 4 paddle tennis courts and a warming hut. Because of the proximity between the paddle tennis area and the swimming pool, the warming hut will double as a summer pool house. This facility will provide food service as well as bathrooms and space to warm up for the winter paddle players. The entire area will be landscaped to feel a part of our overall club experience.

The paddle tennis courts need to be lit because the sport is often played at night or in the afternoon in the winter when there is not enough natural light. Given that we chose to position these courts as far away from residences as possible and the modern LED light technology, we do not expect the lights to have any impact on our



neighbors. They are submitting the appropriate information on the lighting plan which indicates virtually no impact. However, because of the original Covenant and Agreement that was entered into when the property was developed as a tennis club in 1969 contains a provision which does not allow for lighting of our outdoor tennis courts, we need to modify the Agreement and thus are asking for your support and approval to that end.

Two actions need to occur with this application. First the Plan Commission per ordinance will review the site and architectural modifications. Second the City Council will need to take action on amending the 1969 Development agreement (with prior amendments) to allow for outdoor lighting on the paddle courts.

Plan Commission Action: The Plan Commission on August 3, 2022 approved a site and architectural approval for the paddle courts and associated amenities with 9 conditions which included:

- 1) Signage Permits shall be obtained.
- 2) Dumpsters for trash and recycling shall be screened and be in compliance with Section 13.1.144, at the time of occupancy, location of the dumpsters shall be approved by planning staff prior to issuance of a building permit.
- 3) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire and Rescue Department, and the North Shore Health Department.
- 4) Compliance with State of Wisconsin requirements for ADA parking.
- 5) Minor architectural, site, and landscaping changes may be addressed at the staff level, if staff determined such changes are substantial then such changes shall be returned to the Plan Commission.
- 6) Compliance with all NSFR requirements.
- 7) Compliance with all requirements of the City Engineer and Director of Public Works.
- 8) The landscaping plan shall increase the number of evergreen trees by twelve additional trees with two groupings of 6 trees with one to the north and one to the south of the utility easement to provide better screening of the illuminated courts from Berwyn Ave. A revised landscaping plan shall be submitted and reviewed by the Community Development Director prior to issuance of permits. Such landscaping plan shall include information regarding species of plants. Evergreen groupings shall include at least two types of evergreens.
- 9) The Development Agreement shall be placed into a format approved by the City Attorney.

RECOMMENDATION:

Staff recommends that the City Council approve the attached development agreement.

ACTION REQUESTED:

Motion to approve an amendment to a development agreement for Elite Fitness.

ATTACHMENTS:

[Attachments – Elite Fitness](#)



City Council

SUBJECT: Consideration and discussion regarding a minor amendment to a PD (Planned Development) District for the **Metropolitan Milwaukee Sewage District MMSD**, 100-300 W River Woods Parkway, PD Planned Development District, Tax Key Number 234-8015-006.

FROM: John S. Fellows, AICP, Dir. of Community Development

MEETING DATE: August 4, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Zoning Code

Land Use:	Planned Commercial
Zoning:	PD (Planned Development District)
Target Investment Area:	NA

BACKGROUND/ANALYSIS:

The project consists of work necessary to remove PCB impacted sediments from approximately two miles of sewer lines belonging to the Milwaukee Metro Sewerage District. Sewer cleaning trucks will access the sewers from various manholes between Manhole 01804 which is located east of Richards Street approximately 1,000 feet southwest of the water treatment area and extending south to manhole 01524 located east of Auer Avenue approximately 1.6 miles farther south as the crow flies.

Removed sediment will be transported back to the dewatering area and water treatment area of Estabrook Blvd. Sediments will be offloaded into settling tanks with the decanted water being drawn off and treated to remove any potential contaminants. The treated water will then be discharged back into the sanitary sewer. Dewatered sediments will be loaded into trucks and hauled offsite for disposal at a disposal facility licensed to accept PCB impacted sediments. The water treatment and dewatering facility will be housed in a temporary sprung structure 125 feet by 75 feet placed on MMSD property off Estabrook Blvd. Work is scheduled to begin August 1, 2022 with clearing and site preparation at the site of the treatment facility. Trees will be cleared, and gravel placed to provide proper work surface for the equipment and trucks. The entire sprung structure will be underlain by an impermeable liner to prevent any possible spills from impacting the local environment. The sprung structure is designed to minimize storm water contact with the potentially impacted materials and minimize water collected on the liner. The liner will be contoured to allow for infiltrating water to be directed to collection sumps for recovery and treatment through the water treatment system.

Also, onsite will be two temporary office facilities for management and oversight personnel. Parking area for employees and equipment when not conducting cleaning activities. Plans are provided to show details of the sit setup proposed to complete this work.



Plan Commission Action: On August 3, 2022, the Plan Commission made a unanimous motion that the modifications to the PD related to temporary facilities and fencing was a minor modification. The Plan Commission also recommended to City Council to approve the minor modifications subject to 1. All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Department; 2. Compliance with State of Wisconsin requirements for ADA parking; 3. Compliance with City of Glendale Public Works and Engineering Comments noting the location of the existing city utilities and all utilities must be marked prior to work beginning and must remain marked throughout construction, and any subsequent comments, may be forthcoming, in regard to plan set revisions; 4. The work shall not last more than 24 months once work begins; and 5. That a restoration landscaping plan shall be submitted, placed and file and completed.

RECOMMENDATION:

Staff recommends City Council approve a minor amendment to a PD (Planned Development) District for the **Metropolitan Milwaukee Sewage District MMSD**, 100-300 W River Woods Parkway, PD Planned Development District, Tax Key Number 234-8015-006, subject to the following:

- 1) All City of Glendale building, fire, and health codes being carried out to the satisfaction of the Building Inspector, the North Shore Fire Department, and the North Shore Health Department, and;
- 2) Compliance with State of Wisconsin requirements for ADA parking.
- 3) Compliance with City of Glendale Public Works and Engineering Comments noting the location of the existing city utilities and all utilities must be marked prior to work beginning and must remain marked throughout construction, and any subsequent comments, may be forthcoming, in regard to plan set revisions
- 4) The work shall not last more than 24 months once work begins.
- 5) That a restoration landscaping plan shall be submitted, placed and file and completed.

ACTION REQUESTED:

Motion to approve a minor amendment to a PD (Planned Development) District for the **Metropolitan Milwaukee Sewage District MMSD**, 100-300 W River Woods Parkway, PD Planned Development District, Tax Key Number 234-8015-006, with the following 5 requirements (noted above).

ATTACHMENTS:

[Attachment 1 – MMSD Sediment Project](#)

[Attachment 2 – MMSD Sediment Project](#)

[Attachment 3 – MMSD Sediment Project](#)



City Council

SUBJECT: Minor Amendment to PD
Consideration and discussion regarding a minor amendment to a PD (Planned Development) District for **Devo Properties / River Park Apartments** for architectural changes, 1616 W Bender, Tax Key Number 1619-974-000.

FROM: John S. Fellows, AICP, Community Development Director

MEETING DATE: August 4, 2022

FISCAL SUMMARY:

Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin Statutes:	N/A
Municipal Code:	Chapter 13, Article D

BACKGROUND/ANALYSIS:

Approvals were granted in April of 2022 for a Specific Development Plan and Development Agreement. Original plans provided for architectural bump outs or hung bays at each of the window units. Once on site and beginning construction the details were reevaluated and a determined was made that a hung bay at every other window system would provide a more diverse articulation of the façade and allow for some of the existing brick details to remain visible.

Plan Commission Action: On August 3, 2022, the Plan Commission made a unanimous motion that the modifications to the PD related to architectural design was a minor modification. The Plan Commission also recommended to City Council to approve the minor modifications subject to 1. Revised building plans shall be submitted as soon as possible. 2. Any small modifications resulting from design changes required through the plan review process may be approved by the Director of Community Development, however they may refer any such request to the Plan Commission for review and approval.

RECOMMENDATION:

- Staff recommends the City Council the minor modification for Devo Properties / River Park Apartments, 1616 W Bender subject to the following:
 1. Revised building plans shall be submitted as soon as possible.
 2. Any small modifications resulting from design changes required through the plan review process may be approved by the Director of Community Development, however they may refer any such request to the Plan Commission for review and approval.

ACTION REQUESTED:

- Motion to approve the minor modification for Devo Properties / River Park Apartments, 1616 W Bender subject to the two conditions noted above.

ATTACHMENTS:

[1616 West Bender Road Supporting Documents](#)